

Article 10. Industrial Districts**4.1000 Light Industrial ("I") District****A. Purpose and Intent**

The purpose of the Light Industrial ("I") District is to provide for a limited range of low-intensity industrial uses, provided the uses are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This district is intended to serve the entire community.

B. Uses

In the Light Industrial ("I") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Light Industrial ("I") District, shall be as shown in the accompanying table.

Light Industrial ("I") District	
Front Yard*	None required if entire block frontage is zoned "FR" through "K"; if the block frontage contains a residential district or the "ER" or "E" District, the most restrictive district standards apply.
Rear Yard*	10 feet minimum adjacent to residentially zoned lot, none otherwise
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 75 feet. Telecommunication Towers are permitted to a height of 75 feet.
Notes: * Additional setback may be required by Sections 6.101C or 6.300. **May be subject to projected front yard (Section 6.101G).	

D. Other Development Standards

Development in the Light Industrial ("I") District may be subject to a variety of general development standards, including, but not limited to:

- 1. Off-Street Parking and Loading.** Industrial buildings require one space per 500 square feet of gross floor area or one space per three employees, whichever is greater. Warehouse buildings require one space per four employees, with a four-space minimum. For further details, other uses, and loading areas, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading', Section 6.200.*
- 2. Landscaping and Buffers.** For industrial uses, generally, four percent of net site area, or a landscape area of 30-foot depth along all public rights-of-way. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', Section 6.300.*
- 3. Signs.** See *Chapter 6 'Development Standards, Section 6.400 Signs'.*
- 4. Maximum Horsepower.** No use in the "I" District shall employ machines that exceed 50 horsepower. Line Compressors shall be exempt from this limitation.

(Ord. 13896, Eff. 10/12/99; 15283, 10/08/02; 18504, 03/03/09; 20159, 05/15/12)

4.1003 Medium Industrial ("J") District

A. Purpose and Intent

The purpose of the Medium Industrial ("J") District is to provide for a range of moderate-intensity industrial uses provided they are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This district is intended to serve the entire community.

B. Uses

In the Medium Industrial ("J") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Medium Industrial ("J") District, shall be as shown in the accompanying table.

Medium Industrial ("J") District	
Front Yard*	None required if entire block frontage is zoned "FR" through "K"; if the block frontage contains a residential district or the "ER" or "E" District, the most restrictive district standards apply.
Rear Yard*	10 feet minimum adjacent to residentially zoned lot, none otherwise
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	12 stories or 120 feet maximum
Notes: * Additional setback may be required by Sections 6.101C or 6.300. **May be subject to projected front yard (Section 6.101G)	

D. Other Development Standards

Development in the Medium Industrial ("J") District may be subject to a variety of general development standards, including, but not limited to:

- 1. Off-Street Parking and Loading.** Industrial buildings require one space per 500 square feet of gross floor area or one space per three employees, whichever is greater. Warehouse buildings require one space per four employees, with a four-space minimum. For further details, other uses, and loading areas, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading', Section 6.200*.
- 2. Landscaping and Buffers.** For industrial uses, generally, four percent of net site area, or a landscape area of 30-foot depth along all public rights-of-way. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.
- 3. Signs.** See *Chapter 6 'Development Standards, Section 6.400 Signs'* for the requirements.

(Ord. No. 13896, Eff. 10/12/99; 14556, 03/20/01; 16521, 07/19/05; 20159, 05/15/12)

4.1004 Heavy Industrial ("K") District

A. Purpose and Intent

The purpose of the Heavy Industrial ("K") District is to provide for heavy industrial uses that may be noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This district is intended to serve the entire community.

B. Uses

In the Heavy Industrial ("K") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Heavy Industrial ("K") District, shall be as shown in the accompanying table.

Heavy Industrial ("K") District	
Front Yard*	None required if entire block frontage is zoned "FR" through "K"; if the block frontage contains a residential district or the "ER" or "E" District, the most restrictive district standards apply.
Rear Yard*	10 feet minimum adjacent to residentially zoned lot, none otherwise
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	12 stories or 120 feet maximum
Notes: * Additional setback may be required by Sections 6.101C or 6.300. **May be subject to projected front yard (Section 6.101G)	

D. Other Development Standards

Development in the Heavy Industrial ("K") District may be subject to a variety of general development standards, including, but not limited to:

- 1. Off-Street Parking and Loading.** Industrial buildings require one space per 500 square feet of gross floor area or one space per three employees, whichever is greater. Warehouse buildings require one space per four employees, with a four-space minimum. For further details, other uses, and loading areas, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading', Section 6.200.*
- 2. Landscaping and Buffers.** For industrial uses, generally four percent of net site area, or a landscape area of 30-foot depth along all public rights-of-way. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', Section 6.300.*
- 3. Signs.** See *Chapter 6 'Development Standards, Section 6.400 Signs'* for the requirements.

(Ord. No. 13896, Eff. 10/12/99; 14556, 03/20/01; 16521, 07/19/05; 20159, 05/15/12)